

John J. Hogerty, II
Executive Vice President
General Counsel & Secretary

Bergstrom Corporation

May 15, 2014

City of Menasha Common Council
140 Main Street
Menasha, WI 54952

Re: Appeal the Decision of the Landmarks Commission

Dear Menasha Common Council:

On May 14, 2014, the Menasha Landmarks Commission denied Menasha Downtown Development, LLC's application for a certificate of appropriateness for the demolition of the Menasha Hotel (177 Main St). Per Section 2-4-8(j)(3) of the Municipal Code, we hereby appeal the Landmarks Commission's decision to the Common Council.

The Menasha Hotel is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore. We propose to replace the current building with a new structure that will be harmonious with the Downtown Menasha streetscape. The exact use has yet to be determined and is predicated upon finding an economically sustaining project that will add to the growth and health of Downtown Menasha. We anticipate the project will include some, and perhaps a combination of all, of the following uses: residential, retail, and office space.

In summary, we respectfully request that the Common Council overturn the Landmarks Commission's decision and allow a certificate of appropriateness for demolition of the Menasha Hotel, which will allow us to obtain a demolition permit. Thank you.

Very truly yours,



John J. Hogerty, II
Registered Agent
Menasha Downtown Development, LLC

JJH:cah

One Neenah Center, 7th Floor
Post Office Box 549
Neenah, Wisconsin 54957-0549
920-725-4444
Fax 920-729-4034
jhogerty@bergstromauto.com



City of Menasha
Application for Building Alterations
Within Historic Districts

177 Main Street
Property Address

Owner Information:

Menasha Downtown Development, LLC
Owner Name
One Neenah Center
Address
Neenah, WI 54956
City, State, Zip
(920) 725-4444
Phone Number

Applicant Information (if different)

ANY ONE OF:
Applicant 1. JOHN F. BERGSTROM
2. JOHN T. HOBERTY, II
3. KIM VANDERHEYDEN
Address Mr. VANDERHEYDEN will
serve as Agent for this Application
City, State, Zip
Phone Number

Contractor Information:

Name: Statewide Razing
Address: 103 Vosters Vista
Combined Locks, WI
Phone: (920) 766-7778
Glen Martin, owner
Lic. #: _____
Federal ID or SSN: _____

Name: Eagle Environmental Testing
Address: W 6674 Green Willow Ct
Greenville, WI 54952
Phone: (920) 915-2821
Brad Wolko, owner
Lic. #: _____
Federal ID or SSN: _____

Project Description: - Please see attached

A complete description of the proposed work is required including dimensioned drawings, color samples, architectural plans, or manufacturer's specification sheets. Other information may be required as requested. Any proposals to paint or stain the building exterior shall be accompanied by a sample of the paint color(s).

Office Use Only
Date Approved: _____ Estimated Start Date: _____
Estimated Completion Date: _____

Notes: _____

**MENASHA LANDMARKS COMMISSION
APPLICATION FOR BUILDING ALTERATIONS
177 MAIN STREET
MAY 8, 2014**

PROJECT DESCRIPTION:

Applicant proposes to demolish the Menasha Hotel building located at 177 Main Street, Menasha, as the building is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it.

Applicant proposes to replace the current building with a new structure that will be harmonious with the Downtown Menasha streetscape. The exact use has yet to be determined, but will include some, and perhaps a combination of all, of the following:

1. Residential
2. Retail
3. Office Space

Contractors listed in the application are for the demolition part of this project only.

(j) **REGULATION OF CONSTRUCTION, RECONSTRUCTION, AND EXTERIOR ALTERATION.**

- (1) Certificate of Appropriateness. A Certificate of Appropriateness is required before a building permit can be issued for the demolition, new construction, exterior alteration, modification or addition to a designated historic property. Any building permit not issued in conformity with this ordinance shall be considered void. Acceptable exterior alterations include, but are not limited to, the construction of additions, the installation of siding, windows, doors, awnings, and signage, or the application of paint or other exterior coatings.
- a. Such application shall contain a description and sketch of the proposed changes.
 - b. A copy of the procedures for Landmarks Commission review shall be provided in writing to each applicant.
 - c. Within ten (10) days of the referral from the Director of Community Development, the Landmarks Commission shall schedule a meeting to review said application. The Landmarks Commission shall utilize the following criteria to evaluate the appropriateness of the proposed change.
 1. In the case of a designated historic district, structure or site, the proposed work should not detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and,
 2. In the case of the construction of a new structure upon a historic site, the exterior of such improvement should not adversely affect the external appearance of other neighboring improvements. Such improvement shall also harmonize with the external appearance of other neighboring improvements on such site; and,
 3. In the case of any property located in a designated historic district the proposed construction, reconstruction, or exterior alteration shall conform to the objectives and design criteria of the Historic Preservation Plan.
- (2) If the Landmarks Commission determines the landmark, landmark site, or property within a historic district would be adversely affected by the proposed change or if for any other reason the Commission rejects the request, the Commission shall state in writing the reasons.
- (3) **Should the Landmarks Commission fail to act within the specified time period or refuse to issue a certificate of appropriateness due to the failure of the proposal to meet the guidelines, the applicant may appeal to the Common Council.**